

MAPLE PARK AND VICTORY HEIGHTS

Advisory Council for the Dutch Boy Site & Former West Pullman Works Site

*** The following is a Summary, meant to capture the essence of the discussion at the May 13, 1998 Advisory Council meeting. It is not meant to serve as a transcript of the proceedings ***

The sixteenth meeting of the Maple Park and Victory Heights Advisory Council for the Dutch Boy site and the Former West Pullman Works site, formerly known as International Harvester, was held at the Edward White Elementary School, 1130 South 122nd Street on May 13, 1998 from 7-9 p.m. A synopsis of the meeting follows:

I) WELCOME AND INTRODUCTION OF THE AGENDA

- 1) Welcome and Introductions
- 2) Review of March 11, 1998 meeting summary
- 3) Review any unfinished business/discussions from 3/11 meeting
- 4) Dutch Boy Site Update
- 5) ATSDR Discussion (Public Health Assessment)
- 6) Former West Pullman Works Site Update
- 7) City of Chicago Update

Attendees included:

U.S. EPA

Noemi Emeric, Public Affairs
Derrick Kimbrough, Public Affairs

IEPA

Vicky Moy, Site Project Manager
Mark Britton, Community Relations

Former West Pullman Works Site Team

Gail Walker, EnviroCom
Martin Hamper, Geraghty & Miller

City of Chicago Dept. of Environment

Jim Gibson, Environmental Coordinator

Community Representatives

Tony Davenport	Leonard Turner
William Lanier	Ardis Williams
R.C. Hardy	Catherine Henderson
Dannesse Flennoy	Sarah Parran
Abbas Hassain	Warren Buchanan
Dorenda M. Clint	Karen Williamson
Ethel Peacock	Peter Foote
Yvonne Womack	Kathryn Malcolm
Brandon Arnold	
Loretta Bush, ATSDR	Kathryn Evans, ATSDR
Diane Lickfelt, TOSC	Dr. Karen Chow, TOSC

Chester Wilson, Jr., Alderman Carrie M. Austin

** Other persons may have attended, but were unable to sign the sign-in sheet.*

The facilitator, Derrick Kimbrough, opened the meeting, conducted introductions and reviewed the agenda items.

II. REVIEW OF MEETING SUMMARY

- No changes were made except for a grammatical error on page 3 second paragraph which should read, "...progress in reaching site owners speaking with Reverend Cornelius."

III. REVIEW ANY UNFINISHED BUSINESS FROM 1/21 MEETING

- *Where is EPA's Remedial Project Manager, Brad Bradley? Is he up to date or has he reviewed all the site documents? At the last meeting he stated it would take him 6-8 weeks to become familiar with the site?* Mr. Bradley has had an opportunity to review the site documents and will plan to attend the next Council meeting.

IV. DUTCH BOY SITE UPDATE

- Noemi Emeric discussed the 20 sampling locations where Environ, the PRPs contractor, is expected to begin sampling in July. The samples will be taken 1,000 feet apart in residential areas. The residential samples will be collected from front and back yards. Environ is targeting the end of August for receiving sample results from the laboratory. The schedule will provide roughly one month to obtain access agreements (June), one month for sampling (July) and one month for analysis (August).
- *Will sampling be conducted in Calumet Park? Will every residential home be sampled?* No, sampling will not be conducted in Calumet Park. EPA is requiring 20 sample locations in order to verify the extent of contamination from off-site areas, therefore, every home will not be sampled. The samples will be analyzed for total lead.
- *Can the cleanup start immediately and sampling conducted as the cleanup progresses?* No, EPA requires sampling in order to determine the extent of contamination and arrive at the best alternative for cleaning up the site. Sampling is typically the first step in the cleanup process. The cleanup will begin once samples have been analyzed and a remediation alternative selected. The Council chairperson stated the Council was not looking for a rush with the cleanup. The Council would like to ensure things are done correctly in order to protect the community's health.
- *Will the cleanup cause lead levels to rise to the point where an evacuation is necessary?* The cleanup will not cause the lead levels to rise. It may appear lead levels are rising, but this is due to the contractor's efforts in getting closer to the hot spots of contamination. A health and safety plan is attached to each cleanup workplan in case emergencies arise. Any cleanup conducted will be subject to dust control measures which is part of the

health and safety plan. The levels will also be lower due to the contractors wetting the area before work starts. To date, the lead levels detected have

- The cleanup is taking slightly longer than anticipated, but this is not intentional. EPA project slightly, as well as, obtaining access agreements for sampling and weather conditions.

FORMER WEST PULLMAN WORKS SITE UPDATE

- Former West Pullman Works site. He noted that the subsurface boring is complete. Subsurface structure ground penetrating radar tests have been 18th, 1998.
- Regarding the asbestos at the site, the City of Chicago will be handling the the City has taken over the site and that requests for services have been issued for responses by May 22, 1998. The bids for work that Geraghty & contractors for the work. The asbestos cleanup work is slated to start in June 1998. Mark Britton, Illinois EPA, explained to the Council that the City take-over of the site means that the project will likely move at a faster pace than it could
- A Council member suggested that the Department of Health be coordinated into the cleanup activities at the site. Mr. Hamper noted that a Geraghty & Miller will be on-site when the City contractor is on-site conducting the asbestos work.
- Gail Walker reported that the draft Community Relations Plan had been submitted to the Illinois EPA for review and comment. The document will be placed in the project information repositories following the Illinois EPA review. Ms. Walker also noted that the site signage would be installed within the week.
- *The community interviews which were conducted in October of 1997, how were community members notified of these interviews? Will more interviews be held?* Ms. Walker explained that the two days set aside for the interviews were advertised in the newsletter produced by the Former West Pullman Works site team. Comments, questions, and/or suggestions are still being taken by calling the telephone number which will be posted on the signs around the site. Everyone who participated in the interviews received an acknowledgment letter. The Community Relations Plan will incorporate comments received during the community interviews.

- *If the permits have been granted and contractors selected and accepted, why isn't the cleanup starting? Have all sampling results been received?* The only results received have been from the underground storage tanks. Results from the 50 boring samples beneath the concrete and from the ground penetrating radar are expected by late May. The City of Chicago has obtained ownership to the property and agreed to remove the asbestos piles. The asbestos work is scheduled to begin the first week in July.
- *Seeing that the City has control over removing the asbestos piles, will this create a slow down?* No, the Team expects to stay on the same timeline. The only change is a change in the order of when things will be completed.
- *Who makes the decision on which contractor the City will hire to remove the asbestos?* The City will distribute a funding package and all applicable candidates will be considered. The contractor with the best qualifications and lowest bid are typically awarded the contract. The City will spend approximately \$100,000 to remove the asbestos.

VI. CITY OF CHICAGO SITE UPDATE

- *A council person requested an explanation of the funds the City has spent, to date, in the area.* Mr. Gibson, City of Chicago Dept. of Environment did not have the specific amounts in writing, but did roughly explain some expenditures for projects the City is working on to date. Mr. Gibson stated the Amforge site has been cleaned up, costing the City roughly \$80,000. The phase II environmental report was shared with the Council chairperson and comments were provided to the City.
- The property north and east of Dutch Boy (several parcels will be put together as one site) will cost approximately \$35,000 for the environmental assessment. Access agreements have been the major issue at this site. Access agreements have been obtained for the north side, but the City is waiting on access to the east near the railroad area. The City has notified the railroad company informing them they are the current owners of the property.
- The City has also agreed to spend \$30,000 for the fence which was stolen on the Former West Pullman Works site. To date, the City has spent approximately \$445,000 in the area.
- *Where is the money to cleanup this area coming from?* The money is from the Section 108 Housing & Urban Development (HUD) loan, \$20 million has been obligated for the area, which will need to be spent within the next 3 years. The City will have 13 years to repay the \$50 million loan to HUD. The money will be generated through TIF funding mechanisms. The City also has \$950,000 from EPA's Supplemental Environmental Project. The money was received via the an EPA settlement with Sherwin Williams.

- *Will the City address health and safety concerns before starting any cleanup activities in the area? Is the City working closely with the Dept. of Health to address health and safety issues?* The City has contacted the Dept. of Health, specifically when the blood lead level testing was conducted at the school. Mr. Gibson agreed to bring more information regarding the Dept. of Environment's interaction with the local health department to the next Council meeting.
- *Where does Navistar stand now that the City has ownership of the Former West Pullman Works property?* Navistar will continue to work with both the City and their contractors to ensure the site is cleaned up.

VII. AGENCY FOR TOXIC SUBSTANCES AND DISEASE REGISTRY (ATSDR)

- Loretta Bush discussed ATSDR's involvement at the Dutch Boy site. She stated ATSDR will conduct a public health assessment in the area near the Dutch Boy site. Through the public health assessment, ATSDR would only look at previously created or gathered data from a human health component. This information would include environmental data; information on the contaminants; how the community can come in contact with the contaminants; available health data and community concerns.
 - ATSDR will issue a draft public health assessment soliciting community comments via a 30-day public comment period. Only comments which fall in line with the agency's mission will be implemented in the final public health assessment. A public meeting will be held in the community once the draft public health assessment has been distributed for comments. ATSDR is a non-regulatory agency, therefore, they can not enforce actions. ATSDR can only make recommendations on what the agency believes should be implemented at the site to reduce exposure.
 - Five items considered in a public health assessment include:
 - 1) exposure of contaminants being released into the environment
 - 2) how contaminants are transported through the environment
 - 3) will the contaminants end up where individuals may have contact
 - 4) route of exposure (breathing, eating, touching..)
 - 5) receptor population (people who may be potentially exposed)
- Five items used to evaluate exposure in a public health assessment include:
- 1) duration - how long exposure last
 - 2) frequency - how often exposure occurred
 - 3) concentration - at what levels
 - 4) population - who exposed
 - 5) route - how were people exposed (breathing, eating, etc.)
- The public health assessment will look at what is happening presently (current exposure routes), evaluate future (what one could be exposed to) and what was done in the past (what individuals were exposed to). However, the present and future are the emphasis of the public health assessment because those are the areas the agency can effect some change.

ATSDR's mission is to reduce and eliminate exposures, therefore, focusing on present and future will address the mission. Nevertheless, past exposures will be evaluated in the public health assessment.

- *How long will the assessment take?* Specific time frames have not been set because the lead project person, Jenny Dorley, is currently on maternity leave. The site team will continue to work on the assessment during her absence. The draft public health assessment should be available within the next 6-8 months.

VIII. SETTING AGENDA TOPICS & DATES FOR UPCOMING MEETINGS

- Agenda topics for the next meeting were not discussed at this meeting.
- The next meeting has been scheduled for **Wednesday, July 22, 1998 from 7-9 pm** at the Edward White School.
- Questions, comments, and/or amendments regarding this meeting summary will be taken and discussed at the beginning of the next meeting (July 22). The amendments will be made at the next meeting with the corrected meeting summary placed in the information repository after the meeting date. The summary was prepared by the USEPA, IEPA, the City Dept. of Environment and the contractors for Navistar, Geragthy & Miller and EnviroCom.